

PROVIDENCE HOUSING AUTHORITY

BOARD OF COMMISSIONERS

ANNUAL MEETING: November 19, 2009

PHA Conference Room 100 Broad Street Providence, RI 02903

CALL TO ORDER

Chairman Waldman called the meeting to order at 5:20 p.m.

ROLL CALL

The Executive Director called the roll:

Present Absent

Paul F. Waldman

Dolores Cascella

Dorothy Waters

Nicholas Narducci

Robert Clarkin

Hilary Silver

JT. Taylor

Roger Giraud

Venuz Madrid John Iglioizzi

Barbara Fields (Excused)

Nine members were present, constituting a quorum.

APPROVAL OF MINUTES (October 22, 2009)

Chairman Waldman called for approval of the October 22nd meeting minutes. Commissioner Silver moved approval of the minutes. Commissioner Narducci seconded the motion. A vote was taken. There being no opposition, Chairman Waldman declared the minutes approved.

RESIDENTS' COMMENTS

There were no resident comments.

CHAIRMAN'S REPORT

Welcome

Chairman Waldman welcomed the Commissioners and other attendees to the Annual Meeting, and stated that awards would be given out later to some of the employees who help the housing authority achieve its goals in FY 2009.

PHA 70th Anniversary

Chairman Waldman commended the staff for the way in which they ran the 70th Anniversary celebration. It was a wonderful event with over 300 people in attendance, and a great way to celebrate the PHA's accomplishments.

Board Retreat

Chairman Waldman stated that each Commissioner had in their packet a checklist for the annual board retreat containing information

about the possible locations and topics. It is important that the Commissioners be heard, and he asked that they fill out and return the forms to Beth as soon as possible.

COMMITTEE REPORTS

Asset Management/Capital Improvements Committee

The report was presented by Commissioner Cascella to be entered into the record. [See the attached report.]

Budget, Finance & Audit Committee

Commissioner Giraud presented the report to be entered into the record. [See the attached report.]

Resident Services Committee

The report was presented to be entered into the record by Commissioner Silver. [See the attached report.]

EXECUTIVE DIRECTOR'S REPORT

Monthly Management Report Highlights

The Executive Director stated that the October Monthly Management Report was not included in the packet this month, but it will be given out next month along with the November report.

Attention to Items in Board Packet

Each month one or more articles related to public housing are included in each Commissioner's packet in order to provide

Commissioners with information on housing issues. This month's packet includes the following:

- An article from The Brown Daily Herald about the issue of homelessness, including a quote from Commissioner Silver, who was a panelist on the subject.**

FY 2009 SEMAP Score from HUD

The Executive Director stated that the Section 8 Department has again, for the 7th year in a row, been designated a High Performer by HUD with a SEMAP (Section Eight Management Assessment Program) score of over 100%.

HUD Inspections

The Executive Director stated that HUD inspections at some of the developments have been completed with very good results. Manton Heights which in the past has had scores in the 60's has achieved a score of 82% this year, thanks to the hard work of manager Monique Hazard, foreman Ed Patriarca, and their staff.

Report: Subsidy Cost Difference (100% VS 88%)

The Executive Director stated that the difference between receiving 100% of our HUD subsidy, and the 88% of the subsidy that was received last year, is \$1.4 million.

Capital Fund Program/CFFP/Energy Performance Contract

The Executive Director stated that all of our current projects are

proceeding on schedule and that more specific information would be provided later in the Annual Report Slide Show.

Groundworks Graduation

The Executive Director stated that over 30 participants, half of them PHA residents, will graduate from the Groundwork Providence program this Friday. The program has been training participants to work in the sustainable landscaping field, with classes held at the Chad Brown development. The Executive Director will be a speaker at the graduation.

Employee Awards

The Executive Director handed out awards to the four Employees of the Quarter, three employee of the Year Runners-Up, and the Employee of the year. [See the attached report].

- Elizabeth Perreault, Employee of the Quarter, January 2009**
- Elia Santana, Employee of the Quarter, April 2009**
- Raymond Rigby, Employee of the Quarter, July 2009**
- Luz Espinal, Employee of the Quarter, October 2009**
- Linda Poole, Employee of the Year – Runner Up, 2009**
- Kathleen Knight, Employee of the Year – Runner Up, 2009**
- Jacqueline Martinez, Employee of the Year – Runner Up, 2009**
- Monique Hazard, Employee of the Year, 2009**

Annual Report Presentation

The Executive Director presented a slideshow of the PHA's highlights

and accomplishments during FY 20009 including photos of the stimulus projects and statistics from each department. [See the attached printout.]

RESOLUTION(S)

Resolution #4180

Resolution approving conducting home counseling services at the PHA. Commissioner Silver moved approval with Commissioner Clarkin seconding the motion. A vote was taken. There was no opposition by members present. Chairman Waldman declared the resolution passed.

Resolution #4181

Resolution affirming the PHA's commitment to having a safe workplace and having a Comprehensive Risk Control Plan. Commissioner Clarkin moved approval with Commissioner Taylor seconding the motion. A vote was taken. There was no opposition by members present. Chairman Waldman declared the resolution passed.

OLD BUSINESS

There was no old business.

NEW BUSINESS

There was no new business.

ADJOURNMENT

There being no further business, Chairman Waldman accepted a motion from Commissioner Cascella which was seconded by Commissioner Silver, to adjourn the meeting at 6:35 p.m.

Submitted by: Approved by:

Beth Herosy Stephen J. O'Rourke
Recording Secretary Executive Director